

CITY OF VANCOUVER
REGULAR COUNCIL MEETING
MARCH 20, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 20, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
 Aldermen Bowers, Gibson, Harcourt, Hardwick,
 Linnell, Marzari, Massey, Pendakur,
 Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Churchill High School, under the direction of Mr. Bridge.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day on the items proposed.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
 SECONDED by Ald. Gibson,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated March 13, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
 SECONDED by Ald. Gibson,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Sheraton Landmark

It was agreed to defer consideration of this matter pending the hearing of delegations later this day.

UNFINISHED BUSINESS AND COMMUNICATIONS

2. Underground Connection:
 Vancouver Centre Development

In considering the matter of underground connection: Vancouver Centre development and report of the Corporation Counsel on the subject, communications were noted as follows:

- (a) Save our Birks Building delegation request
- (b) Douglas, Symes & Brissenden (Barristers) Delegation request if Council contemplating further action on March 6th resolution

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Roads and Transportation Association
of Canada: Conference

Mayor Phillips submitted a communication recommending Alderman Pendakur be delegated to represent the City of Vancouver at the forthcoming Roads and Transportation Association Conference to be held in Toronto May 11th, 1973.

MOVED by Ald. Volrich,

THAT the Mayor's proposal be approved and Alderman Pendakur be authorized to attend the conference at the City's expense.

(tabled)

MOVED by Ald. Linnell,

THAT the whole matter be tabled for one week.

- CARRIED

(Alderman Bowers voted in the negative)

The Mayor agreed to seek more information on the Conference and advise the Council.

**Aquarium and Planetarium Admission:
French Language Weekly Newspaper Publishers**

A letter was received from Mr. Alan D. Black under date of March 8, 1973, regretting that the Council did not agree to host the French language weekly newspaper publishers of Quebec. Mr. Black requested the Council consider passes be issued for the Aquarium and Planetarium.

MOVED by Ald. Bowers,

THAT the request be received and no action taken.

- CARRIED

(Alderman Gibson, Linnell, Rankin and Volrich voted in the negative)

At the request of Alderman Volrich the Mayor instructed a copy of the letter from Mr. Black be forwarded to the Greater Vancouver Visitors and Convention Bureau.

Development Permit Applications in Kitsilano: Kitsilano Area Resources Association

The Council noted a request, under date of March 8, 1973, from the Kitsilano Area Resources Association that an applicant for any development permit in Kitsilano be required to furnish an additional copy of his submission in order that such copy may be furnished, with the completed application form, to the Kitsilano Planning Centre. The Deputy Director of Planning and Civic Development, under date of March 19, 1973, set out his views on this matter.

The Council noted the Association requested a delegation be heard and, therefore, it was.

MOVED by Ald. Bowers.

THAT the Association be hoard accordingly.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

Zoning in Kitsilano Area

Communications were received from the Chairman of the Ad Hoc Committee on Rezoning in Kitsilano and from the Kitsilano Ratepayers Association on the rezoning subject, asking a delegation be heard.

In respect of the reference in the foregoing letters to a proposal to construct an apartment at the Southwest corner of York and Balsam Streets, the Zoning Planner, by memorandum dated March 19, advised there is no application for a development permit and the property is zoned RM-3, multiple dwelling district, permitting an apartment to a height not exceeding 120 feet.

MOVED by Ald. Rankin,

THAT each of these delegations be heard by Council as per their requests received.

- CARRIED UNANIMOUSLY

Christ Church Cathedral: Historic Site

The Council received the following communication, under date of March 7, 1973, from the Honourable Ernest Hall, Provincial Secretary:

" I wish to thank you for your letter of February 8th, received here on February 21st, regarding the resolution on Christ Church Cathedral.

Your resolution requested the Provincial Government to declare Christ Church Cathedral as an historic site, under the Archeological Historic Sites Protection Act. The Government does not wish to meet that request.

During discussion on this matter, which has taken place on a number of occasions, two points are worthy of repetition.

The first is, that simply declaring this area as an historic site then leads to meeting the responsibility inherent in that declaration and that this is rightfully a matter for Vancouver City to deal with.

The second point is, that the active congregation has for some years been planning an imaginative, spacious and relevant ministry for the urban dwellers in the area, and that too literal an interpretation of the word "church" is to lose sight of the desires expressed to date by the Diocesan Council and the Synod of New Westminster."

MOVED by Ald. Bowers,

THAT the foregoing communication be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,

THAT delegations to be heard by Council on March 27th on the proposed Christ Church Cathedral development, be heard either in Christ Church Cathedral or another suitable place.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

Preliminary Budget Report: Release

MOVED by Ald. Bowers,

MOVED by MR. BOWERS,
THAT the Council agree to public release of the Preliminary
Budget Report, dated February 6, 1973.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 16, 1973

WORKS AND UTILITY MATTERS

MOVED by Ald. Linnell,

THAT this report, containing clauses 1 to 6, identified as follows, be adopted:

- (1) City's Share of the Cost to Repave Sections of Boundary Road
- (2) Closure of Bidwell Street between Haro Street and Barclay, Block 57, D.L. 185
- (3) Closure of Portion of Harrison Drive, East of Victoria Drive, Block 23, D.L. 328, Fraserview German Canadian Benevolent Society of B.C.
- (4) Sewer Construction on 33rd Avenue from Laurel Street to lane East of Willow Street
- (5) L.I.P. Program - Report #7
- (6) Opening of Street and Lane extensions to Service City-owned lots East of Camosun Street between 20th Avenue and 21st Avenue

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS

The Council considered this report containing two clauses, identified as follows:

- (1) Moving and Placing of House: 2933 West 28th Avenue
- (2) Development of Bruce Street between 41st Avenue and the lane South to service the Mennonite Senior Citizens' Development

MOVED by Ald. Hardwick,

MOVED by MR. HARWICH,
THAT clause 1 of this report be received for information and
clause 2 adopted.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report containing clauses 1 to 4, identified as follows:

- (1) Staff Requirements: Engineering Department
Typist Pool
- (2) Park Board: Maintenance Positions required for
new Community Halls, and New Crystal Aquatic Centre
- (3) Welfare Department: Temporary Positions
- (4) Pacific Northwest Pollution Control Association
1973 Conference

The following action was taken in respect of this report:

Clause 1

In considering this clause, a communication was noted from the Municipal and Regional Employees Union, dated March 20, 1973, objecting to reference in the clause respecting greater use of outside temporary help and asking this portion of the report be deleted.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS

Clause #1 continued:

MOVED by Ald. Rankin,

THAT the recommendations in this clause be adopted, after inserting the word 'maximum' before the figure \$1,300 where such appears in recommendation (b).

- CARRIED UNANIMOUSLY

Clauses #2 and #3

MOVED by Ald. Volrich,

THAT these clauses be adopted.

- CARRIED UNANIMOUSLY

Clause #4

After considering this clause respecting the 1973 Conference of the Pacific Northwest Pollution Control Association, and the matter of hosting a ladies' luncheon for the Conference, it was,

MOVED by Ald. Bowers,

THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

(At the request of Alderman Volrich, a copy of the information will be forwarded to the Greater Vancouver Visitors and Convention Bureau)

PERSONNEL MATTERS

After considering the information in this report respecting request that Mr. J.L. Northeby, Senior Planner in the Planning Department, be granted two weeks leave with pay, commencing June 1, 1973, to be added to his regular vacation in order to observe examples of European urban solutions, it was,

MOVED by Ald. Rankin,
THAT no action be taken.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report containing clauses 1 to 5 identified as follows:

- (1) Acquisition of City-owned Lands by the Provincial Government
- (2) Block 42 Undersurface Lease (Dunsmuir Street Exit)
- (3) Acquisition for Britannia Community Services Centre Site: 1511 Parker Street
- (4) Britannia Community Services Centre Site: 1112 Cotton Drive
- (5) Sale of City-owned Property: S/S of 600 Block East 7th Avenue betw. Caroline and Fraser Streets

Action was taken as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Report of Chairman of the Standing Committee on Social Services, March 13, 1973

Alderman Rankin, Chairman of the Standing Committee on Social Services, submitted a report dated March 13, 1973, as a result of a meeting with the Minister of Rehabilitation and Social Improvement at Victoria. The report refers particularly to discussion with the Minister of the 'Boyd Report' in respect of social allowances and related matters.

MOVED by Ald. Rankin,
THAT the foregoing report be received.

- CARRIED UNANIMOUSLY

D. Report of Special Committee re
Illegal Suites, March 12, 1973

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report dated March 12, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mr. Thomas L. Gillespie (tenant), 2739 East 6th Avenue.
Mr. Nelson A. Gray (owner), 3808 Dunbar Street.
Mrs. Kathleen Marshall (owner), 1737 East 14th Avenue.
Mrs. Nellie Fay (owner), 2890 West 11th Avenue.
Mrs. Emma Jabs, (tenant), 410 East 49th Avenue.
Mrs. Gayle Byjork (tenant), 3227 Woodland Drive.
Mrs. Mah Shew Wong (owner), 1046 Odlum Drive.
Mr. and Mrs. Joe Wong (owners), 4561 Dumfries Street.
Ms. Sharon Jane O'Krane (tenant), 235 East 63rd Avenue.
Mrs. Margaret J. Mueller (owner), 479 East 46th Avenue.
Mrs. Amy B. Wright, (tenant), 5212 McKinnon Street.
Mrs. Avtor Kour Dhudwal (owner), 1055 East 40th Avenue.

(b) the following applications be approved for one year from the date of this Resolution:

Miss Maureen P. Ryan (tenant), 2050 Alma Road.
Miss Wendy C. Lomnes (tenant), 2050 Alma Road.
Miss Marsha Irwin (tenant), 2050 Alma Road.
Mr. and Mrs. Rick Hales (tenants), 174 West 19th Avenue.
Mr. Hans Derksen (owner), 835 East 56th Avenue.
Mr. Katsushige Sawaki (tenant), 4605 West 8th Avenue.

(c) the following application be approved for six months from the date of this Resolution:

Miss Margaret Decie (tenant), 2486 West 8th Avenue.

(d) the following applications be not approved:

Mr. and Mrs. S.S. Kwan (owners), 357 East 60th Avenue.
Mr. and Mrs. J.M. Stewart (tenants), 960 East 53rd Avenue.

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,

THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases dated March 12, 1973, and containing clauses (a) to (e), be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of Standing Committees
on Civic and Community Development,
March 15, 1973

After considering the report of the Standing Committees on Civic and Community Development dated March 15, 1973, re West End Local Area Planning Programme, it was

MOVED by Ald. Hardwick,

THAT recommendations (a) and (b) (ii) to (vi) inclusive, as contained in the report be adopted, and recommendation (b) (i) be adopted after being re-worded to read as follows:

"(i) the Supervisor of Property & Insurance be authorized to negotiate with the owner of 836 Denman Street or any other property which may become available within one week and which may prove more suitable to the satisfaction of the Board of Administration (provided the cost is no greater than that for 836 Denman Street) for a lease for a period not exceeding 21½ months, terminating December 31, 1974, and that the agreement be to the satisfaction of Corporation Counsel."

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Finance and Administration,
March 15, 1973.

After considering the report of the Standing Committee on Finance and Administration dated March 15, 1973, re Administrative Assistant for the Board of Administration and Class Specification, it was

MOVED by Ald. Bowers,

THAT an Administrative Assistant position to the Board of Administration be established, and the recommendation of the Standing Committee set out in the report with respect to Class Specification and Pay Grade be adopted.

- CARRIED UNANIMOUSLY

G. Report of the Special Committee
re Burrard Inlet Waterfront,
March 15, 1973

Council considered the following report of the Special Committee re Burrard Inlet Waterfront under date of March 15, 1973:

"A meeting of the Special Committee re Burrard Inlet Waterfront was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 15, 1973, at approximately 4:00 p.m.

PRESENT: Alderman Pendakur (Chairman)
 Alderman Marzari
 Alderman Massey

ABSENT: Commissioner Cowie (Park Board)

CLERK: H. Sugrive

INFORMATION

1. Columbia Containers' Building: Colour Scheme

The Hastings Townsite Residents' Association had expressed concern of the colour scheme to be adhered to for the painting of the Columbia Containers' building and therefore the Chairman asked the delegation to report back within two weeks to the committee with the proposed colour scheme. The committee noted that the representative of Columbia Containers Ltd. had stated before Council they would be prepared to paint the building in accordance with Council instruction. The committee requested the Chairman to communicate with Columbia Containers on the matter.

cont'd. . . .

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Burrard Inlet Waterfront (cont'd)

RECOMMENDATION

2. Terms of Reference for the Study of
Burrard Inlet Waterfront - Stanley Park
to Main Street

In September, 1972, Honourable Ron Basford, Minister of State for Urban Affairs, wrote to the Mayor indicating that he is prepared "to support a planning examination of the entire region west of Main Street to Coal Harbour". He further expressed the wish that "the examination would result in a comprehensive development for the area". Since then, there have been discussions between the Minister and the Mayor (Campbell and Phillips); and the officials of the City and the Ministry.

A Board of Administration report to Council, dated September 25, 1972, stated that such a study should be carried out and it may result in improved working relations between the City and the N.H.B. The Board proposed a steering committee consisting of the City, the Ministry and the N.H.B. be established and asked to propose terms of reference for and further conduct the study.

The above cited Board report was approved by the City Council on October 5, 1972. The first meeting of that steering committee and the only meeting was held in November, 1972, with the Director of Planning and the City Engineer representing the City.

Your Special Committee on Burrard Inlet Waterfront was initially to study the area west of Main Street only. In February, 1973, the area was enlarged by Council to include the waterfront from Stanley Park to Second Narrows. The Committee has been concerned with establishing working relations locally with NHB, Port of Vancouver, as well as other major land owners including CPR, Marathon, etc. Your Chairman has met with Mr. Wm. Rathie of N.H.B. to discuss various matters of City - N.H.B. cooperation. As a result of these discussions the City officials have met with and received cooperation from both the NHB and Port of Vancouver officials. The first assignment for City staff is an inventory of facilities, ownerships, leases and plans for the entire area from Stanley Park to Second Narrows.

The Committee considers the establishment of close working relationships with N.H.B. and the Port of Vancouver a matter of high priority.

In January, 1973, the officials of the Ministry of State for Urban Affairs met with City officials and revised the Terms of Reference for the proposed study for the area West of Main Street. The new steering committee was to consist of the City and the Ministry, and N.H.B. was removed from this Committee. This committee was to conduct the study and report its findings to Council and the Minister, whether the study was to be made public was to be decided by this steering committee.

Your Committee found the proposed terms of reference not satisfactory and therefore revised them to provide for:

- (1) the study to be conducted in stages as required by the City with the help of consultants as necessary.
- (2) the study to be conducted in cooperation with the Ministry in Ottawa as well as N.H.B., Port of Vancouver, CPR and Marathon locally.
- (3) the study to allow for public discussion of major issues throughout the period of study
- (4) the study to be done by the City with financial assistance and cooperation of the Ministry.

The detailed Terms of Reference for the proposed study are attached in Appendix "A"

The Committee

RECOMMENDS that the amended terms of reference be adopted by the Council and forwarded to the Minister of State for Urban Affairs, by the Mayor."

Appendix "A" on file in the City Clerk's Office.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Burrard Inlet Waterfront (cont'd)

MOVED by Ald. Pendakur,
THAT Clause 1 re Columbia Containers' Building: Colour Scheme
be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,

THAT Clause 2 re Terms of Reference for the Study of Burrard Inlet Waterfront - Stanley Park to Main Street be received for information, Alderman Pendakur be authorized to take the matter up with the Minister of State for Urban Affairs and subsequently, the matter be reported back to Council for final approval.

- CARRIED UNANIMOUSLY

Presentation: Mr. George Shields

The Mayor read a citation in recognition of the accomplishments of Mr. George Shields in the athletic field in spite of his handicap due to an accident while a member of the Vancouver Fire Department, and proceeded to present Mr. Shields with a Civic Award Medal in recognition of his courage and determination.

Alderman Marzari presented a corsage to Mrs. Shields.

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At this point, the Council observed a short recess at approximately 3:45 p.m. followed by an 'In Camera' meeting and then reconvened in the Council Chamber to continue with the regular business at approximately 4:55 p.m. with the same personnel present.

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H. Report of Standing Committee
on Social Services,
March 15, 1973

Council considered the report of the Standing Committee on Social Services dated March 15, 1973, containing clauses 1 and 2 identified as follows:

(1) Travelling Youth Program: 1973
(2) Social Planning Department: POSER and RESER
Budget Appropriations

In connection with clause 1, the Board of Administration under date of March 19, 1973, reported as follows:

"The Board of Administration received a report from the Director of Welfare & Rehabilitation and the Director of Social Planning, on Travelling Youth Program - 1973, which is outlined in detail in the Minutes of the Standing Committee of Council on Social Services, dated March 15, 1973 (Clause 1).

Your Board RECOMMENDS

THAT the recommendations of the officials as outlined in that report, be adopted.

FURTHER THAT the Director of Personnel Services has reviewed the duties and responsibilities of the proposed new position and recommends that it be classified as a Social Worker I, Pay Grade 19 (\$720-860 per month). The report has been discussed with the Assistant Business Manager of the Municipal & Regional Employees Union, who concurs with the recommendations and has agreed to waive the usual seven day waiting period."

MOVED by Ald. Rankin,

THAT Clause 1 of the report of the Standing Committee together with the Board of Administration report thereon, be adopted.

- CARRIED UNANIMOUSLY
(cont'd....)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Social Services (cont'd)

In connection with clause 2, the Board of Administration under date of March 19, 1973, reported as follows:

"The combined committees on Social Services and Finance and Administration approved the recommendation of the Chairman of the Social Services Committee on March 15, as follows:

'The Chairman of the Social Services Committee recommends that the Director of Social Planning be authorized to spend, at his own discretion, funds approved in his Departmental budget for Purchase of Outside Services and Social Research, subject to the condition that he submit information Reports twice yearly to Council, in June and December, on expenditures incurred.'

I wish to make the following comments:

- (1) Where the expenditures involve a purchase of services or purchase of social research, then this would be under the direct authority of the Director of Social Planning & Community Development.
- (2) Where the item is in the nature of a grant and these arise from the POSER Account, then the item should be first reported to Council for the 2/3 majority approval of Council in accordance with the City Charter.
- (3) The appropriateness of expenditures from these two accounts and the responsibility for reporting the grant items to Council should be clearly designated as the responsibility of the Director of Social Planning and Community Development.
- (4) The Finance Department would pay directly to agencies or consultants, etc. all vouchers approved by the Director of Social Planning and Community Development, that are in accordance with Council policy.
- (5) Total authority to expend or commit in any given year should be limited to the current year's appropriations in the two accounts.
- (6) Where consultants are hired there is a City regulation that the product of the consultants' research must be submitted to Council. This should be maintained.
- (7) That the Director of Social Planning and Community Development submit information reports twice yearly to Council, in June and December, on expenditures incurred.
- (8) Council may wish to specify that the Board must also approve projects to be financed from these funds.
(not adopted)

With the exception of the last item, which is for Council consideration, I would recommend that the first seven items be approved as Council policy relative to the above two accounts.

Your Board recommends that the above recommendations of the Director of Finance be adopted, and item (8) be submitted to Council for consideration. "

MOVED by Ald. Rankin,

THAT Clause 2 of the Standing Committee report be adopted on the basis of proposals (1) to (7) in the Board of Administration report set out above on the subject;

FURTHER THAT any sum over \$5,000.00 be reported to Council for approval.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4054
BEING THE STREET NAME BY-LAW
(Change of name of portion of
East Boulevard and portion of
Maple Street)

At this point, the Council considered a communication from Mr. and Mrs. T.L. Crighton of 4580 East Boulevard objecting to the proposed change in name of portion of East Boulevard to Maple Crescent.

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT this communication be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,

THAT leave be given to introduce a By-law to amend By-law No. 5054 being the Street Name By-law, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,

THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
THAT the Committe

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

1. Value Resulting from Rezoning

Notice of Motion was given at the meeting on March 13, 1973, on this matter. The motion reads as follows after change by Council agreement:

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur this day,

THAT WHEREAS the rezoning of land by City Council at the request of developers has invariably resulted in a great increase in the market value of the land concerned;

AND WHEREAS these increased values have been created by the development of the surrounding community and, therefore, rightfully belong to society as a whole and not to any individual speculator or developer;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council ensure that at least 50 per cent of the new value created by re-zoning accrues to the City and is used for the benefit of its citizens who created these values in the first place.

(deferred)

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,

THAT the motion of Alderman Rankin be deferred, and in the meantime, submissions be invited to Council from groups and members of the community.

- CARRIED

(Aldermen Gibson, Harcourt, Massey, Pendakur and Rankin voted in the negative.)

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The Council recessed at approximately 6:00 p.m. to reconvene in open session at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

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UNFINISHED BUSINESS (cont'd)

1. Sheraton Landmark:
Outside Lighting

Council further considered a report dated March 9, 1973, of the Deputy Director of Planning in respect of exterior lighting on the Sheraton Landmark Hotel.

This matter was raised by Mr. W.D. Lachmann who appeared before Council this day and submitted a brief strongly opposing the lighting arrangement.

The Deputy Director of Planning, in his report of March 9th, points out that the number of buildings adopting permanent night-time lighting has increased and that he had had discussions with the Corporation Counsel who has expressed the view that the control of this type of lighting may be covered in the present Zoning By-law and with the Technical Planning Board.

cont'd....

UNFINISHED BUSINESS (cont'd)

Sheraton Landmark: Outside
Lighting (cont'd)

Mr. Ben Wosk appeared on behalf of the Sheraton Landmark Hotel and submitted a brief setting out his position in support of the lighting arrangement.

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

THAT the matter be deferred for one month with a view to the Council reviewing the lighting on the completion of the building.

- CARRIED UNANIMOUSLY

2. Vancouver Centre Development

The Council heard delegations as follows regarding the proposed Vancouver Centre Development arising out of Development Permit Application No. 58435 in respect of site known as 650 West Georgia Street:

Save Our Birks Building Committee --- filed a brief in support of the Birks Building

Mr. N. Singer, One of the Granville Street merchants in the area --- appeared in opposition to the proposed underground connections between the Vancouver Centre Development, Pacific Centre and/or the Hudson's Bay Company

Mr. R.K. Baker, Barrister and Mr. J. Breckenridge both representing Vancouver Centre Development Limited --- spoke in favour of the underground connection arrangement

On March 13, 1973, the Council deferred, for an opinion from the Corporation Counsel, the following motion by Alderman Harcourt and Alderman Pendakur:

"THAT the Council rescind as much of the related March 6th resolution as approves an underground retail area."

The Corporation Counsel under date of March 19, 1973, after reviewing the status of the matter, expressed the opinion that under the circumstances, the Council may pass such a rescinding resolution.

After due consideration, actions were taken by Council as follows:

MOVED by Ald. Volrich,
SECONDED by Ald. Gibson,

THAT the following resolution of Council of March 6th, be rescinded:

"THAT Council record its willingness to consider on its merits a redevelopment proposal which involves demolition of the existing Birks Building."

- LOST
(NOT HAVING RECEIVED THE
REQUIRED 2/3 MAJORITY)

(Aldermen Bowers, Harcourt, Linnell, Rankin and Mayor Phillips voted against this motion)

UNFINISHED BUSINESS (cont'd)

Vancouver Centre Development (cont'd)

By Council agreement, the motion of Aldermen Harcourt and Pendakur was changed to read as follows:

"THAT the Council rescind as much of the related March 6th resolution as approves an underground retail area under City streets."

The motion was put and

- LOST
(NOT HAVING RECEIVED
THE REQUIRED MAJORITY)

(Aldermen Bowers, Linnell, Rankin, Volrich and Mayor Phillips voted against this motion)

No further action was taken on the whole matter.

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At this point, a short recess was observed and the Council then continued with the balance of the agenda business.

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ENQUIRIES AND OTHER MATTERS

Alderman Harcourt -
Hastings Beautification

requested that Council be furnished with a progress report in regard to the Hastings Beautification Program.

The Mayor advised such a report will be forthcoming.

Alderman Massey -
Rental of Space for Under-
ground Passageways:
Vancouver Centre Development

enquired of the rental which would be charged to Vancouver Centre Development Limited for the passage-way areas making possible the underground connections proposed.

The Mayor advised that the matter would be reported to Council and the rental probably would be approximately \$6.00 to \$8.00 per foot.

Alderman Volrich -
Pyramid Sales

advised the Provincial Government has introduced legislation to prohibit Pyramid Sales type of marketing and the License Inspector feels that before a report is made to Council on the general question, as was requested at a previous meeting, it would be advisable to await full information on the actual legislation. After receiving this information, it still may be advisable that Council take action as well to ensure effective enforcement.

Alderman Linnell -
Around the World Dance Studios

requested a report be obtained on the status of the Around the World Dance Studios operating in the City.

The Mayor directed accordingly.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Gibson -
Capilano Watershed Land:
Parks

advised that the Greater Vancouver Regional District is considering disposing or utilizing of 100 acres of surplus Capilano Watershed land immediately east of Cleveland Dam. The Alderman requested the matter, of whether or not such lands could be considered as potential park lands, be taken up with the Regional District.

Alderman Bowers advised a Regional Water and Sewer Committee meeting would be held on Wednesday, March 21, 1973, and asked Alderman Gibson to represent him, as the Alderman could then raise this subject of surplus watershed lands.

Alderman Harcourt -
Developments Involving
Underground Tunnels

requested that Council be furnished with a report as soon as possible on the whole question of underground tunnels involved in developments.

The Mayor suggested the Alderman submit a motion setting out this request.

Alderman Hardwick advised that a Downtown Planning report would be submitted to Council at which time the matter should be considered.

MOTIONS (cont'd)

2. Bill 42: Land Commission Act

MOVED by Ald. Volrich,

THAT the City of Vancouver, through the Director of Planning and Civic Development, prepare and present a brief to the Provincial Government on the proposed legislation known as Bill 42 - the Provincial Land Commission Act - as it may affect the City of Vancouver and urban policies in the Province of British Columbia, such brief to be approved by Council before presentation, and the brief to be also distributed to all members of the Legislature representing Vancouver constituencies.

(notice)

Notice was called and recognized by the Chair.

The meeting adjourned at approximately 9:55 p.m.

* * * *

The foregoing are Minutes of the Regular Council meeting
of March 20, 1973, adopted on March 27, 1973.


C. Phillips

MAYOR


K. Johnson

CITY CLERK

BOARD OF ADMINISTRATION . . . (WORKS) 1

March 16, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. City's Share of the Cost to Repave Sections of Boundary Road

"The City Engineer has received a communication from the Municipal Engineer of the Corporation of Burnaby dated November 29, 1972 and an invoice dated October 12, 1972 for \$17,978.62, which is the City's share of half the cost of resurfacing the strips on three sections of Boundary Road - Laurel to Moscrop Streets, Moscrop Street to Kingsway and Imperial to Rumble Streets.

The history of the development of pavements on Boundary Road is that starting in 1929, the City and Burnaby co-operatively developed pavements, the cost being shared on a 50-50 basis, regardless of whether the pavement was in Burnaby, in the City, or straddled the boundary between Burnaby and the City.

Prior to the above mentioned repaving work, the paved strips consisted of thin asphaltic surfaces, which lacked adequate strength for present day traffic volumes and were in a deteriorated condition. The Burnaby Municipal Engineer has assured us that the resurfaced pavements will constitute part of the ultimate pavements when Boundary Road is developed with concrete curbs and gutters and a permanent pavement between the curbs. It is anticipated that the cost of this work will be shared on a 50-50 basis as in the past.

In view of this, it is appropriate that the City of Vancouver share the cost of the recent resurfacing work on the established 50-50 basis. Funds are available in the Miscellaneous Paving Projects Appropriation of the Streets Capital Budget.

I RECOMMEND that the City pay \$17,978.62, which is 50% of the cost of the repaving done by the Corporation of Burnaby and this amount be appropriated from Account No. 148/7916 - Miscellaneous Projects Unallocated."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Bidwell Street Between Haro Street and Barclay, Block 57, D.L.185

"In order to assemble the lands for the West End Community Centre and Senior Citizens' apartments, it is necessary to close the surplus portion of Bidwell Street between Haro Street and Barclay Street.

I RECOMMEND that the portion of road outlined red on plan marginally numbered LF 6343 be closed, stopped up, title taken thereto and subdivided with the abutting lands."

Your Board RECOMMENDS that the foregoing be approved.

3. Closure of Portion of Harrison Drive, East of Victoria Drive, Block 23, D.L. 328, Fraserview German Canadian Benevolent Society of British Columbia

"The City is selling Block 29A, D.L. 328 and portion of Harrison Drive immediately east of Victoria Drive to the German Canadian Benevolent Society of British Columbia. The portion of street surplus to our highway requirements is shown on a plan prepared by A.C. Loach, B.C.L.S. sworn to on the 1st day of March, 1973 and marginally numbered M669-18.

I RECOMMEND that all that portion of Harrison Drive outlined red on plan marginally numbered M669-18 be closed, stopped up and conveyed to the said Society, subject to the following conditions:

- A. The value of the closed road to be \$16,625.00 in accordance with the square foot rate approved by Council December 19, 1972.
- B. All costs to affect the physical closure of the street to be to the account of the Society.

Cont'd . . .

Board of Administration March 16, 1973 (WORKS) 2

3. Closure of Portion of Harrison Drive, East of Victoria Drive, Block 23,
D.L. 328, Fraserview German Canadian Benevolent Society of British Columbia
Cont'd.

- C. The closed road and abutting lands to be consolidated into one parcel by means of a subdivision plan provided by the Society.
- D. A public utility easement to be granted to the City over portion of the new lot in a location satisfactory to the City Engineer.
- E. An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Sewer Construction on 33rd Avenue From Laurel Street to Lane East of Willow Street

"The existing sewers on this section of 33rd Avenue are not adequate to serve the redevelopment which is now occurring in the area. In order to provide adequate sewerage facilities, a new sewer must be constructed from Laurel Street to the lane East of Willow Street.

The estimated cost of this project is \$32,000.

I RECOMMEND that \$32,000 be appropriated from 1972 Sewers Capital Budget account 118/7906, 'Miscellaneous Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

5. L.I.P. Program - Report #7

The City Engineer reports as follows:

"All 40 of the City's applications for L.I.P. grants have now been resolved - 28 have been approved and are underway, 11 have been rejected (with regrets) by Federal authorities, and one was approved federally but rejected by Council. While Council has approved \$389,376 as the City's share of the cost of the accepted projects, a revised total, if approved, will give a reduced City's share of \$349,763.

The reduction in size of most of these projects has come about due to the delayed approval by the Federal Government. Because all applications anticipated a starting date of December 1, 1972, and because Federal approvals did not commence until December 27, 1972, most of the contracts have specified funding from an assumed starting date of January 1, 1973; one project, the False Creek Cleanup (X 1252) specifies a starting date of February 1. To expedite, the City Engineer has been submitting projects to Council upon receiving verbal approval from the Federal Government. Verbal approval does not specify the size of the project and all Council approvals have been for the size of project as originally applied for.

In view of the foregoing and because there have been minor changes in content and/or the City's participation in a few projects, the following summary itemizes not only the funding applied for and approved by Council on January 16, but also the anticipated final funding after contract changes and pending Council's approval.

		Application		Revision	
		Total	City's Share	Total	City's Share
X 1168	Museum Display Development Federal contract discounted December. A further 20% reduction in the City's share as per Council (January 30)	\$47,688	\$17,268	\$37,315	\$11,575

....Cont'd

Board of Administration . . . March 16, 1973 (WORKS - 3)

Clause No. 5 Cont'd

		<u>Application</u>	<u>Revision</u>		
		Total	City	Total	City
X 1170	Library Outreach Federal contract discounted December	\$13,154	\$ 3,092	\$12,023	\$ 2,897
X 1171	Library Displays Federal contract discounted December. Project description was changed from 'the development of historical photograph display kit' to 'compiling a library resource index and distributing duplicate material to desirable organizations'	\$24,173	\$ 5,921	\$20,423	\$ 4,979
X 1172	Communications Centre (SP/CD) Federal contract discounted December. Startup costs accelerated to January	\$41,696	\$ 5,192	\$35,512	\$ 4,624
X 1173	City Information Inventory (Planning) - Federal contract discounted December	\$34,096	\$12,802	\$28,818	\$10,801
X 1174	Planning Studies & Development - Federal contract discounted December. Description change from 'Beautification Core Approaches' to 'Inventory & preservation of Historical Buildings'	\$35,002	\$13,708	\$29,617	\$11,599
X 1183	Project 'FIND' (Parks) Part of project eliminated	\$108,264	\$ 4,836	\$79,716	\$ 4,836
X 1184	Project 'Artisan' (Parks) Federal contract discounted December	\$ 27,378	-	\$23,166	-
X 1185	Project 'Van-Fit' (Parks) Federal contract discounted December	\$48,672	-	\$41,184	-
X 1186	Project 'Teletype' (Parks) Federal contract discounted December	\$60,840	-	\$51,480	-
X 1187	Project 'R.I.S.E.' (Parks) Federal contract discounted December	\$60,840	-	\$51,480	-
X 1188	Project 'Eco-Ed' (Parks) Federal contract discounted December	\$ 9,126	-	\$ 7,722	-
X 1189	Photograph & Catalogue Museum Material Initial contract discounted December. Amended to original contract size	\$31,872	\$10,578	\$31,872	\$10,578
X 1190	Library Accessability Federal contract discounted December	\$23,444	\$ 5,192	\$19,816	\$ 4,372
X 1191	Arts & Music (SP/CD) Approved as per application	\$94,302	-	\$94,302	-

....Cont'd

Board of Administration . . . March 16, 1973 (WORKS - 4)

Clause No. 5 Cont'd

			<u>Application</u>		<u>Revision</u>	
			Total	City	Total	City
X 1192	Archives Material Initial contract discounted December. Amended to original project size	\$26,977	\$ 2,641	\$26,977	\$ 2,641	
X 1193	People's Aides (SP/CD) Federal contract discounted December	\$30,420	-	\$25,740	-	
X 1194	Planning Information Federal contract discounted December. Startup costs accelerated into January	\$34,047	\$12,753	\$28,851	\$10,833	
X 1195	Permits & Licenses Information Federal contract discounted December	\$17,694	\$ 2,474	\$14,959	\$ 2,089	
X 1196	Plumbing & Building Surveys (P & L) - Federal contract discounted December	\$27,802	\$15,634	\$23,518	\$13,222	
X 1198	Park & Street Landscaping Contract same as application	\$357,706	\$175,186	\$357,706	\$175,186	
X 1199	Home Visits Program (Welfare) Federal contract discounted December	\$34,759	\$10,423	\$29,394	\$ 8,802	
X 1252	False Creek Cleanup (Eng.) Federal contract discounted December and January	\$113,117	\$61,403	\$74,004	\$40,191	
X 1253	D.A.R.E. (Prov. Courts) Federal contract discounted December. One permanent employee temporarily trans- ferred (as supervisor)	\$48,672	-	\$42,151	\$ 967	
X 1254	Wheelchair Ramps (Eng.) Fully approved 13 week project	\$22,570	\$14,965	\$22,570	\$14,965	
X 1255	Traffic Information (Eng.) Fully approved 18 week project	\$55,693	\$10,882	\$55,693	\$10,882	
X 1312	Historical Collections (Museum) - Federal contract discounted December	\$12,952	\$ 3,826	\$10,946	\$ 3,224	
X 1318	Max Nutrition-Mini Budget (Welfare) - Federal contract discounted December	\$15,810	\$ 600	\$13,370	\$ 500	
	Totals	\$1,458,766	\$389,376	\$1,290,325	\$349,763	

....Cont'd

Board of Administration . . . March 16, 1973 (WORKS - 5)

Clause No. 5 Cont'd

Departmental Summary

		Application		Revision	
		Total	City	Total	City
Parks	7	\$672,826	\$180,022	\$612,454	\$180,022
Soc. Planning	3	\$166,418	\$ 5,192	\$155,554	\$ 4,624
Engineering	3	\$191,380	\$ 87,250	\$152,267	\$ 66,038
Planning	3	\$103,145	\$ 39,263	\$ 87,286	\$ 33,233
Museum	3	\$ 92,512	\$ 31,672	\$ 80,133	\$ 25,377
Library	3	\$ 60,771	\$ 14,205	\$ 52,263	\$ 12,248
Welfare	2	\$ 50,569	\$ 11,023	\$ 42,764	\$ 9,302
Prov. Courts	1	\$ 48,672		\$ 42,151	\$ 967
Permits & Licences	2	\$ 45,496	\$ 18,108	\$ 38,477	\$ 15,311
Archives	1	\$ 26,977	\$ 2,641	\$ 26,977	\$ 2,641

The City Engineer submits the foregoing for information and recommends approval of the revised status of the projects.

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Opening of Street and Lane Extensions to Service City-Owned Lots East of Camosun St. between 20th Avenue and 21st Avenue

The City Engineer reports as follows:

"The following City-owned lots are soon to be put on the market for sale:

- (a) Lots 16 to 20, Sub. I, Block 43, fronting on 20th Ave.
- (b) Lots 1 to 7, Sub. 4, Block 43, fronting on 20th Ave., and
- (c) Lots 15 to 20, Sub. 4, Block 43, (all in D.L. 319) fronting on 21st Ave.

In order to provide street and lane access to the above-mentioned lots, it is necessary to open Camosun St. from 21st Ave. to the lane north of 20th Ave.; open 20th Ave., 21st Ave.; and the lane between 20th and 21st Avenues from their existing dead ends, east of Camosun St. to Camosun St.

I RECOMMEND that the above-mentioned street and lane openings be carried out.

The estimated cost of clearing, grading, graveling and installing catch basins is \$38,000 and funds are available in the 1972 Capital Budget A/C #148/7914 Grading Unallocated"

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, March 16, 1973 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

INFORMATION

1. 2933 West 28th Avenue

The City Clerk received a petition from Mr. W.T. Wainwright signed by some eighteen neighbours respecting the moving and placing of a house at the above address.

The Director of Permits & Licenses reports as follows:-

"On January 22, 1973 Development Permit Application No. 61258 was made to move and place an existing 1½ storey frame dwelling on the above site. The building was sited across two 33' lots and the application was to raise the house, turn it sideways and replace it on one of the 33' lots. This would then permit the erection of a new house on the other 33' lot.

The submitted plans indicated that the new position of the house would show a width of 26'2" on what would be a 32.95' lot, the lot being 130' deep. The required sideyards of 3.3' would be met and the front and rear yards would be in compliance with the appropriate bylaws.

In view of the above the Development Permit was issued and on January 29, 1973 Building Permit #B62255 was issued to carry out the necessary work, which is progressing. Inspections of the site show that there are no breaches of the Zoning & Development or Building Bylaws."

Your Board submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of Council

(A copy of the petition is circulated for the information of Council)

RECOMMENDATION

2. Development of Bruce Street Between 41st Avenue and the Lane South to Service the Mennonite Senior Citizens' Development

The City Engineer reports as follows:

"At a public meeting held on November 22, 1971, Council gave conditional approval to an application to construct the Mennonite Senior Citizen's Development at the above location. Approval was given subject to Council receiving a report from the City Engineer on the development of Bruce Street from 41st Avenue to the lane south thereof, which could be used as access to the subject site.

The original allowance of Bruce Street between the lane south of 41st and 43rd Avenues has been stopped up and incorporated in the property for the Mennonite Development. Initially it was not considered essential that Bruce Street from 41st to the lane south be opened for traffic as 43rd Avenue and the lanes encompassing this development satisfied the anticipated traffic demand. However, the Vancouver Fire Chief has requested that this portion of Bruce Street be opened in order to improve fire fighting access to this development. In view of the Fire Chief's request, it is proposed that a 27 ft. wide pavement with curbs be constructed on Bruce Street to provide access to this Senior Citizen's Development. In addition, a concrete sidewalk on the east side of the street should be constructed to provide the residents of this housing site with adequate facilities to walk to the shopping area at Victoria and 41st Avenue.

Boulevard trees would be provided on both sides of the street.

cont'd...

Board of Administration, March 16, 1973 (BUILDING - 2)

Clause No. 2 continued

The construction of concrete curbs and sidewalks in a one and two family area normally requires the abutting property owners to pay their share of these improvements under local improvement procedures. In this instance, the development of this section of Bruce Street is required solely for the Mennonite Senior Citizen's Development and it is proposed that this development pay the property owner's share under local improvement formulas, of the cost of constructing concrete curbs and gutters and a concrete sidewalk on Bruce Street between 41st and the lane south of 41st Avenue. As this is a flankage street, the property owners would be assessed 25% of the construction cost estimated at \$500, in this instance.

The total cost of this proposed street work including installing drainage facilities amounts to \$12,000, the City's share being \$11,500 and the Mennonite Development share being \$500. Funds for the City's share of this work are available in the Streets Capital Fund Appropriation No. 148/7914 Grading-Unallocated.

I RECOMMEND that:

- (a) A 27 ft. pavement with concrete curbs and gutters be constructed on Bruce Street between 41st Avenue and the lane south of 41st Avenue.
- (b) A concrete sidewalk be constructed on the east boulevard of this street.
- (c) The Mennonite Senior Citizen's pay \$500, representing the property owner's share of the cost of constructing curbs and gutters and a sidewalk; the City's share estimated at \$11,500, from funds stated above. "

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

Board of Administration, March 16, 1973..... (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Staff Requirements - Engineering Department Typist Pool

The City Engineer reports as follows:

"A review of the Typist Pool staff requirements has been made by the Planning, Control & Sewers Division, and a report describing this review is on file in the Board Offices. The investigation confirms a staff deficiency which makes it impossible to maintain adequate typing service and meet replacement requirements for secretarial, typist, clerical and receptionist positions when they are vacated for any reason (vacation, illness, resignation, etc.). The review also shows that typing performance in the pool meets accepted standards.

Services provided by the Pool have, of necessity, been reduced to try to meet the requirement for replacement staff. This staff deficiency resulted from increases in:

- (a) the number of staff for which replacements are made from the typist pool;
- (b) vacation allowances (because of length of service and changes in the Union Agreement).

We have reviewed means to reduce the requirement for replacement services provided by the Pool, but find that a significant reduction cannot be achieved. The report concludes that both an additional permanent position and continued temporary help (at about 1972 levels) will be required. The annual cost of meeting the added staff requirements is estimated to be \$6,700.00 for addition of one Clerk Typist II position ; part-time assistance will cost about \$1,300. The amounts expended on temporary help for the Typist Pool during 1971 and 1972 were \$815 and \$1,170 respectively. The new proposal will cost a total of \$8,000 per year.

The report proposes that greater use be made of outside temporary help. A number of firms in the City offer services for temporary office work of the nature performed by the Typist Pool. Such sources of staff will be utilized for short-term absences.

The cost of permanent staff for the remainder of 1973, allowing for recruitment time, is estimated to be \$4,600. The estimated cost of temporary help for 1973 is the same as the annual cost (\$1,300) since the need occurs basically during the vacation period.

The Clerk Typist II classification shown in this report is assumed, and subject to the review of the Director of Personnel Services.

SUMMARY OF RECOMMENDATIONS

I RECOMMEND that:-

- (a) One Clerk Typist II (assumed classification) be added to the staff of the Typist Pool (\$6,700/year).
- (b) Provision of the required funds to cover the cost of both the addition to the permanent staff (\$4,000) and the use of temporary staff (\$1,300) be included in the 1973 Engineering Department Budget.
- (c) The Director of Personnel be requested to review the proposed classification."

Your Board RECOMMENDS the above report of the City Engineer be approved.

Board of Administration, March 16, 1973 (FINANCE - 2)

2. Park Board - Maintenance Positions Required for New Community Halls, and New Crystal Aquatic Centre

Your Board has received the following report from the Administrative Analyst:

"The Superintendent of Parks recently requested a review of the requirements for a Stationary Equipment Operator at the Crystal Aquatic Centre now under construction, and the need for janitorial services at Douglas Park Community Hall and Riley Park Community Hall, all of which are now under construction.

CRYSTAL AQUATIC CENTRE

The Superintendent of Parks reports that, "barring unforeseen delays, we expect completion by the fall of 1973". The machinery to be installed in the building includes pumping, filtration, chlorination and heating equipment for the water and heating/air conditioning equipment for the building generally.

Because of the complexity of this equipment, it is recommended that a Stationary Equipment Operator position be established effective upon adoption of this report, so that the incumbent may be on hand while the machinery is being tested and will be able to familiarize himself with the operating and maintenance features.

RILEY PARK COMMUNITY HALL

This hall is adjacent to the Riley Park Ice Rink and the Percy Norman Pool. This facility has been constructed during the winter months and is practically ready for occupation. The facility will now consist of a new gymnasium and various meeting and activity rooms, with a total area of approximately 14,000 square feet.

I recommend the establishment of 1 Building Service Worker position effective upon adoption of this report.

Note: The previously existing facilities have a Stationary Equipment Operator position and Building Service Worker positions already established.

I recommend that the Director of Works and Building Division, Parks Board, organize all Stationary Equipment Operator and Building Service Worker positions as a team for the facilities, and that one employee be designated working supervisor. This arrangement will ensure that good maintenance standards are maintained throughout the facility, but will require a review of classifications by the Director of Personnel Services as compensation for the additional responsibility of Working Supervisor may be required.

DOUGLAS PARK COMMUNITY HALL

Janitorial services for the original Community Hall has been supplied by a Building Service Worker on a part-time basis. The new addition to the Community Hall of approximately 4,000 square feet has brought the requirement to a point where a Building Service Worker is required on a full-time basis. The new addition will be ready for occupation almost immediately.

Continued . . .

CLAUSE NO. 2 (continued)

I recommend the establishment of 1 Building Service Worker position effective upon adoption of this report.

<u>ESTIMATE OF COSTS</u>	<u>8 Months</u>	<u>1973</u>	<u>Annual</u>
Douglas Park Community Hall 1 - Building Service Worker \$574 p.m.		\$ 4,592	\$ 6,888
Riley Park Community Hall 1 - Building Service Worker \$574 p.m.		\$ 4,592	\$ 6,888
Crystal Aquatic Centre 1 - Stationary Equipment Operator \$659 p.m.	\$ 5,272	\$ 7,908	
	\$14,456	\$21,684	
Fringe Benefits - 12½%	1,807	2,710	
	\$16,263	\$24,394	
Less cost of Salary and Fringe Benefits for Part-time Employee at Douglas Park Community Hall	<u>2,583</u>	<u>3,874</u>	
Additional funds required -	<u>\$13,680</u>	<u>\$20,520</u>	

SUMMARY OF RECOMMENDATIONS

It is recommended that:

1. The following positions be established effective upon adoption of this report:
 - 1 Stationary Equipment Operator - Crystal Aquatic Centre
 - 1 Building Service Worker - Riley Park Community Hall
 - 1 Building Service Worker - Douglas Park Community Hall
 - and that the classifications be established by the Director of Personnel Services and approved by the Board of Administration.
2. The Director of Personnel Services review the classification of the Works and Building Division positions at Riley Park Ice Rink, Community Hall and Percy Norman Pool, to establish the classification of the position to be designated as Working Supervisor.
3. The estimated cost for 1973 of \$13,680 be added to the Budget of Expenditures of the Vancouver Board of Parks and Public Recreation, and authorization be given for the expenditure of any necessary funds prior to approval of the budget.

Note: This report has been discussed with the Business Manager of the Municipal & Regional Employees' Union and he concurs herein and has agreed to waive the requirements of Section 10.7 of the Agreement between the City and the Union."

YOUR BOARD RECOMMENDS adoption of the recommendations of this report.

Board of Administration, March 16, 1973 (FINANCE - 4)

3. Welfare Department - Temporary Positions

Your Board has received the following report:

"City Council, on December 5, 1972, authorized continuation of the following temporary positions:

2 Social Service Assistants 1A
6 Social Service Assistants 1

until March 31, 1973. The 2 Social Service Assistant 1A positions were to enable a continuation of the review of the requirements of the Wives' and Childrens' Maintenance Act, and the 6 Social Service Assistant 1 positions were retained to complete an in-service staff training programme. The 6 positions were to be phased out at the rate of 2 per month, starting on January 27, 1973. Two positions now remain and will be abolished effective March 31, 1973.

Also during 1972, City Council authorized establishment of 2 Social Service Assistant 1A positions on a temporary basis for six months from date of appointment. These 2 positions were to assist with fraud investigation. The positions are to be abolished effective March 31, 1973.

The experience of the incumbents of the positions reviewing the Wives' and Childrens' Maintenance Act requirement and the fraud investigation work are such that the positions should be continued.

As reported to the Standing Committee of Council on Social Services on January 11, 1973, there is a need within the Welfare and Rehabilitation Department for additional staff. A report on the staffing requirements has now been completed in draft form and is being submitted to the Board of Administration coincident with the submission of this report. In the circumstances, the Director of Welfare Services and the Administrative Analyst recommend that:

A. Four positions of Social Service Assistant 1A, Pay Grade 19 (\$720-860) be continued on a temporary basis for a further three month period ending June 30, 1973.

B. The estimated cost of:

Salaries	\$ 9,456
Fringe Benefits - 10%	946
Auto Allowances	120
Total:	<u>\$10,522</u>

- be added to the 1973 Budget of the Welfare Department, and authority be granted for expenditure of any necessary funds prior to approval of the budget, subject to adjustment of cost by CAP sharing estimated at \$5,261 and Provincial cost sharing of 25% estimated at \$2,630.

C. The Director of Welfare Services to confirm the Provincial cost sharing arrangements with the Minister of Rehabilitation and Social Improvement and report to the Board of Administration thereon.

NOTE: This report has been discussed with the Manager of the Municipal & Regional Employees' Union and he concurs herein. He has agreed to waive the requirements of Section 10.7 of the agreement between the City and the Union."

YOUR BOARD RECOMMENDS adoption of the recommendations of the Director of Welfare Services and the Administrative Analyst.

Board of Administration, March 16, 1973 (FINANCE - 5)

CONSIDERATION

4. Pacific Northwest Pollution Control Association - 1973 Conference

Your Board has received the following report from the City Engineer:

"In October of 1973 the above Association will be holding a Conference in Vancouver attended by approximately 600 delegates. The City of Vancouver is a member of this Association. The Local Arrangements Committee of the N.W.P.C.A. have asked us to request, on their behalf, that the City host a ladies luncheon during the Conference, with a donation of \$500."

Your Board submits the matter to Council for CONSIDERATION.

Board of Administration, March 16, 1973 (PERSONNEL - 1)

PERSONNEL MATTERS

CONSIDERATION

1. Leave with Pay - Mr. J. L. Northey

The Acting Director of Planning and Civic Development reports as follows:-

"Much of the work being undertaken in the Advance Planning & Research Division of the Planning Department, entails proposals for new types of development, examples of which are not available locally. In order to acquaint City personnel with first hand knowledge of these developments it is usually necessary to travel to various parts of North America or abroad. Many of the professional planners have been attempting to combine vacation trips and fact-gathering trips at their own expense. Such trips are an extension of their own professional experience as well as being of benefit to the City.

Mr. J. L. Northey, Senior Planner in research is proposing to utilize his allocated vacation time travelling in Europe, visiting cities to observe new developments, especially "in-city" cities, and urban residential complexes. As Mr. Northey is only allowed 10 days for vacation it is felt that this is insufficient time for him to accomplish both a vacation and to take advantage of the opportunity to study European examples. Therefore, it is requested that Mr. Northey be allowed 2 weeks leave with pay which combined with his vacation will allow him a month away from the City and sufficient time to warrant the expense he will incur.

Mr. Northey is supervising the Local Initiatives Program; his leave from the office will coincide with the ending of this program.

It is RECOMMENDED THAT Mr. Northey be granted two weeks with pay beginning on June 1, 1973, for the purpose of observing examples of European urban development solutions. "

Your Board does not endorse the recommendation of the Acting Director of Planning & Civic Development and submits the above report for Council CONSIDERATION.

BOARD OF ADMINISTRATION, March 16, 1973.....(PROPERTIES - 1)

PROPERTY MATTERS

CONSIDERATION

1. ACQUISITION OF CITY-OWNED LANDS
BY THE PROVINCIAL GOVERNMENT

The Supervisor of Property and Insurance and The Deputy Director of Planning & Civic Development jointly report as follows:-

"Council on February 6th, 1973 requested a report on suitable sites available for sale to the Provincial Government, in accordance with the letter from The Honourable The Minister of Municipal Affairs, dated February 1st, 1973. (Appendix A). This letter represents the second request from the Provincial Government to purchase City-owned lands, the first of which resulted in the sale of 44 lots in Strathcona approved by Council March 6th, 1973.

The Minister's letter refers to an acquisition program for two purposes:-

1. Land for immediate development and building.
2. Long term land banking.

It is suggested by your officials that until Council has decided a policy on land banking, there should be no offer of sites to the Provincial Government for this purpose. If any land is offered, it should be for immediate development and building for residential purposes. We have no RS-1 inventory of lands that is ready and waiting for a buyer. There are, however, a few sites on which little needs to be done, and some sites where previous reserves may be lifted. Other areas are currently being subdivided and serviced and could possibly be available for development within a period of one to two years. These sites, which have been selected from all parts of the city and cover a wide range of values, fall into two broad categories:-

1. Sites for single family development only. (Appendix B).
2. Sites for low and medium density development. It is intended that RM-3 zoned sites would be developed in accordance with that zoning. RS-1 zoned lands would be re-zoned for low density multiple housing (16-18 units per acre). (Appendix C).

It should be pointed out that with the release of sites listed in Appendix C, the available City land appropriate for low and medium density housing will further deplete an already infinitesimal supply of land for multiple housing. This statement is meant to exclude Champlain Heights and False Creek.

The possible sites have been briefly reviewed by your officials, who suggest that the properties listed and marked by an asterisk can be made available by the end of April, subject to the qualifications shown against each site.

Other sites listed require that certain investigation, servicing, resubdivision, etc. be done before they will be ready for construction. It is expected that most of the work could be completed within a two-year period. It would seem preferable to have a time limit set on the purchase of any sites Council recommends be made available to the Provincial Government, and it is suggested that the City's offer of sale expire at the termination of 24 months from March 31st, 1973, on any site for which a development permit and rezoning (if applicable) has not been approved.

Clause 1 Continued...

It is also suggested that if, after closer investigation of the sites by the City's staff, it is considered that any particular one is unsuitable, the Supervisor of Property & Insurance or the Deputy Director of Planning and Civic Development be authorized to withdraw it from the list.

The Provincial Government state that it is necessary to make their commitment to purchase before March 31st, 1973. There is insufficient time to obtain individual estimates of market value on each site, and in many cases market value should not be estimated until the properties become available and ready for construction. Discussions have been held on this point with Mr. Chatterton representing the Provincial Government, and we have advised him of the City's very rough estimates of \$346,500.00 for 16 single family lots and \$3,890,000.00 for 10 multiple housing sites. While he is aware that these figures are not final, he is prepared to use them for their fund commitment purposes.

If Council so directs, discussion can be initiated with the Department of Municipal Affairs with respect to negotiating a satisfactory sales price on those lots which are immediately available. Individual sales prices and conditions of sale can be negotiated on the remaining sites when they become available. In all cases, the sale price will be subject to report to and approval by City Council.

In addition to specific conditions of sale with respect to each lot, the following general conditions should, it is felt, apply:-

1. Where there is a group of single family lots, not more than one in five be developed for housing by the Provincial Government and the balance be disposed of by the City in the open market. The lots in Appendix B have been selected on this basis.
2. With respect to the multiple housing sites, any sale be conditional on a successful rezoning application initiated by the Provincial Government and consolidation of the lots which will create the multiple housing sites, all costs to be payable by the Government.
3. Development be to the satisfaction in each case of the City of Vancouver in accordance with City bylaws, and in the case of RS-1 sites be similar in character to existing or new development in the surrounding areas.
4. For single-family lots, the sales be subject to repurchase options in favour of the City should development not commence within a period of 18 months from the date of sale, being the date that Council approves the sale of the property.
5. For multiple-housing sites, the Provincial Government undertake to complete rezoning and commence construction within 2 years from the date of Council's approval of the sale.
6. The full amount of taxes, or amount in lieu thereof, be paid by the Provincial Government or housing agency, plus administration fee, registration fees and other usual charges.
7. That the offer of the City's lands remain open for acceptance by the Provincial Government for a period of 2 years from March 31st, 1973.

It is also suggested that any site in which the Provincial Government expresses no interest be withdrawn from the list.

Your Board submits the foregoing report of the Supervisor of Property and Insurance and the Deputy Director of Planning & Civic Development to Council for CONSIDERATION.

RECOMMENDATION2. BLOCK 42 UNDERSURFACE LEASE
(DUNSMUIR STREET EXIT)

Your Board has received the following report from the Director of Finance, Supervisor of Property & Insurance and Corporation Counsel:

" On September 26, 1972 Council approved the modified scheme for Block 42 subject to certain conditions, one of which dealt with the Dunsmuir Street exit from the Block 42 Parking Garage, specifically that the developer agree to pay rent for the street occupancy. The Director of Finance was to determine the rental and report back to City Council for approval.

There are two methods of determining such a rental, one being on the economic value basis and the second method being under the terms of the encroachment bylaw. Under this latter bylaw the rental would be very much less than the economic rental. The determination of the rental also considers the fact that the developers will be providing the City with a sidewalk on Block 42 in substitution for the area to be occupied by the Dunsmuir Street Ramp.

It is recommended

- (1) that the rental be established at \$1225 per year (economic value rental) with review of the rental to take place every 5 years and where disagreement results from the review that the rental determination be submitted to arbitration. The term of the agreement would be the earliest of the following — August 11, 2068, or the termination of the Block 42 ground lease, other than by reason of the exercise by Pacific Centre of its option to purchase, or completion of the term of the Block 42 ground lease.
- (2) that taxes would be dealt with similarly to the other agreements dealing with Blocks 42-52 where the City reimburses Pacific Centre for taxes levied against the property the City occupies."

Your Board recommends that the above recommendations of the Director of Finance, Supervisor of Property & Insurance and the Corporation Counsel be adopted.

3. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES
CENTRE SITE - 1511 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 23, Block 24, D.L. 264A, known as 1511 Parker Street, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one-storey and basement frame dwelling with a main floor area of approximately 1,092 sq. ft., erected in 1962 on a site 33' x 122', zoned RM-3. This dwelling contains 5 rooms on the main floor, plus a completely finished basement also containing 5 rooms. It has 8 plumbing fixtures, a patent shingle roof, stucco exterior, and is heated by a gas-fired hot air furnace. The condition of the dwelling is average for age and type.

BOARD OF ADMINISTRATION, March 16, 1973.....(PROPERTIES - 4)

Clause 3 Continued...

Following negotiations with the owner's agent, she has agreed to sell for the sum of \$36,500.00 as of March 31st, 1973, subject to the following:-

1. The owner retaining rent-free possession to April 30th, 1973.
2. The owner retaining the right to remove the electric range and all drapes and curtains at the time the present tenants vacate the premises.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to offer this dwelling for sale for removal when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$36,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. BRITANNIA COMMUNITY SERVICES CENTRE SITE
1112 Cotton Drive

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 6, Property Matters, February 2nd, 1973, confirmed by Council, February 6th, 1973, authorizing expropriation of 5 properties, including Parcel B of Lots 1 & 2, Block 38, D.L. 264A, to facilitate construction of the Britannia Community Services Centre.

Parcel "B" of Lots 1 & 2, Blk. 38, D.L. 264A, known as 1112 Cotton Drive, comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 813 sq. ft., erected in 1912 on a site 40.67' x 66', zoned RM-3. The dwelling contains 8 rooms divided into 3 self-contained rental units, has a patent shingle roof, asbestos siding exterior, and is heated by an oil-fired hot air furnace. Some interior modernization has taken place in recent years and the over-all condition of the dwelling is better than average for age and type.

Following further negotiations, the owners have agreed to sell for the sum of \$29,000.00 as of March 31st, 1973, subject to the owners retaining the right to remove two (2) refrigerators from the premises when the dwelling units containing them become vacant.

This price represents a fair and reasonable value for this property and has been endorsed by the City Solicitor and approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$29,000.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, March 16, 1973.....(PROPERTIES - 5)

5. SALE OF CITY-OWNED PROPERTY
South side of 600 Block East 7th Avenue
Between Carolina and Fraser Streets

The Supervisor of Property and Insurance reports as follows:-

"The property legally described as "East 6 inches of West 16 feet 6 inches of Lot 4, Block 106, D.L. 264A" situated on the south side of East 7th Avenue between Carolina and Fraser Streets was acquired by the City through tax sale. This property is 6 inches by 122 feet, zoned RM-3, Multiple Dwelling District. On the west side of the City lot is a new apartment and on the east side are two vacant lots as a result of recent demolitions.

The owner of the vacant site recently submitted an application and plans to erect a new apartment on his property. During the preliminary examination of this application, it was noted that the City-owned lot would become "locked-in" and this situation was drawn to the attention of the owner and the Supervisor of Property and Insurance.

Following negotiations to resolve this matter, the owner has now offered to purchase the City-owned lot for the sum of \$300.00 cash, inclusive of current year's taxes, registration and administrative fees. This offer is subject to the City lot being consolidated with adjoining "Lot 4 except the West 16.5 feet, Block 106, D.L. 264A" to form one parcel.

This offer is considered fair and reasonable and is substantiated by recent sales in this area.

RECOMMENDED that "East 6 inches of West 16 feet 6 inches of Lot 4, Block 106, D.L. 264A" be sold to the adjoining owner on the foregoing basis.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENTMARCH 8, 1973

A meeting of the Standing Committee of Council on Community Development was held in the #2 Committee Room, City Hall on Thursday, March 8th, 1973 at approximately 3.45 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin.

CLERK: D. Bennett

Adoption of Minutes

The Part Report of the Minutes of the meeting held February 22nd, 1973 were adopted and the report of the same day was adopted as amended by Council on March 6th, 1973.

The following recommendations of the Committee are submitted to Council:

1. Sites C and D - Strathcona Rehabilitation Project

The Committee had for consideration the following report of the Deputy Director of Planning, dated February 22nd 1973.

"On January 18, 1973, the Standing Committee of Council on Community Development approved the following recommendations regarding the ultimate disposition of sites C and D;

- a. that the Strathcona Rehabilitation Committee be given the mandate to receive, to examine, evaluate and report to City Council on current development proposals and other potential uses for Sites C and D.
- b. that in formulating development priorities for Sites C and D the Strathcona Rehabilitation Committee should consult with the MacLean Park Tenants' Association and the Chinatown Property Owners and Merchants' Association and other interested groups, including the Park Board.
- c. that the Strathcona Rehabilitation Committee report to City Council within three months setting priorities for the use of the land in question.

After discussing the matter, the Strathcona Rehabilitation Committee felt that it should not be responsible for consulting with various community groups regarding proposals for the use of the land; this was a matter better left to the Community Development Committee and City staff. The SRC was aware that several proposals for the use of the land were being prepared by local community groups and felt that, as the Committee had a strong interest in the development of the Strathcona area, they should discuss these suggestions and inform the Community Development Committee of the SRC's concern.

.../cont.

Standing Committee of Council
on Community Development 2

March 8th, 1973

Clause 1 continued

In reviewing several of the suggestions that are prominent in the community, including the Chinese Cultural Centre, parking, a swimming pool, senior citizen's housing, recreational uses and a personal care facility, the Committee voiced the following concerns:

1. Sites C and D were acquired with the intention of building housing and now that the fire hall is being relocated, the sites should revert to this purpose.
2. There is already a great deal of senior citizen's housing in the area and further development of this nature should be avoided.
3. Major emphasis should be placed on the development of family housing with related recreational facilities. However, some of the site might be used for a personal care home if a proposal for such a development is forthcoming.
4. The plans for a Dunlevy Mall, which was proposed for the old Dunlevy alignment between Sites C and D should be implemented.

In conclusion, therefore, the Strathcona Rehabilitation Committee suggests that the site should be used for family housing with related recreational facilities, with the possibility of incorporating a personal care home and with the retention of the Dunlevy Mall proposal.

In view of the position of the Strathcona Rehabilitation Committee, that it feels it is not the proper body to discuss the matter with other organizations, the Director of Planning and Civic Development RECOMMENDS that the Standing Committee on Community Development should receive this report on the views of the SRC but, before making a decision, should consult with other groups, such as the Park Board, MacLean Park Tenants' Association and the Chinatown Property Owners' and Merchants' Association, as appropriate."

Mr. Pickstone reviewed the report and a brief discussion was held. It was,

RECOMMENDED that the report of the Deputy Director of Planning, dated February 22nd, 1973 be received, the report be circulated to appropriate Community groups and that a meeting of this Committee be arranged in the area to hear representations from any groups that wish to appear.

2. No. 1 Firehall Re-siting

The Board of Administration under date of March 2nd, 1973 submitted the following report for the consideration of the Committee:

.../cont.

Standing Committee of Council
on Community Development 3
March 8th, 1973.

Clause 2 continued

" City Council at it's meeting on January 9, 1973 resolved the Fire Chief, Supervisor of Property and Insurance, Director of Planning and Civic Development, Director of Social Planning be instructed to look to alternate sites for report to the Standing Committee on Community Development.

At the meeting on January 18, 1973, the Community Development Committee made the following recommendations:

- (a) Council abandon the re-location of #1 Firehall on Lot D, Block 122, DL 196 in Strathcona (Jackson, Pender and Keefer Streets).
- (b) Council approve in principle, subject to comment from S.P.O.T.A. and appropriate reports from officials the re-location of #1 Firehall functions in two separate locations as detailed by the Fire Chief in his oral report this day.

By memorandum dated January 31, 1973, the Chairman of the Community Development Committee advised concerned Civic Officials that Council approved the Committee's recommendations and requested those Officials to compile additional information relevant to the proposal of two firehalls for further reference to the committee.

The Fire Chief reports:

The two-hall proposal is an optimum solution for the Headquarters Hall intended to be located in the Strathcona area.

Locations for the halls are:

- (a) Site A. Headquarters - South side of Prior Street between Heatley and Hawks avenues (Lot 5, Block 1, DL 181, 196 and 2037).
- (b) Site B Number 8 Hall - Northwest corner of Main and Powell Streets. (Lots 8-10, Block 3, DL 181, 196).

Both properties are City owned and satisfy the criteria requested by the Chairman of the Community Development Committee in that:

1. The sites cause a minimum dislocation of people (both sites vacant).
2. The sites will have minimum effect of amenities of the local area.

.../cont.

March 8th, 1973.

Clause 2 continued

These halls will provide the necessary fire protection for the area as presently protected by the existing Number 2 Firehall at Gore and Cordova Streets. Additional apparatus will not be required but will be re-assigned to each hall for the support of other Companies in the east and west limits of their districts.

Site A. Prior Street.

This site, to be created by subdivision comprising approximately 75,000 sq. ft, located on the west side of Lot 5, is satisfactory for a headquarters hall and will provide:

- (a) Administrative Offices
- (b) Training Facilities
- (c) Apparatus Maintenance
- (d) Accommodation for an operational Company and its apparatus.

Because of the re-distribution of operational forces into two halls, a third of the force (one Captain and four firefighters) will be stationed at the Headquarters Hall. Normally all general maintenance of the present Headquarters hall, as well as operational maintenance, is carried out by on-duty firefighters. There will be only four firefighters available for these duties in the new Headquarters hall, thus making it impossible to maintain the total maintenance required. It is expected the four firefighters will be capable of maintaining operational tasks, such as, the upkeep of their own accommodation, apparatus, hose, fire Company inspections, training, etc., and that a janitorial service will be required for the Administrative part of the hall. It should also be noted that if there is extensive landscaping on this site, some arrangements will be necessary for its proper maintenance.

Site B - Main and Powell.

This site of approximately 9,000 sq. ft. is suitable for an operational hall. No provision for training is planned for this hall as the headquarters training facility will now service all downtown halls.

The Assistant Director, Construction & Maintenance, advises:

Architects have prepared tentative estimates which indicate that the cost of building the new Headquarters Firehall on the proposed site at Prior and Heatley Streets will be in the order of \$1,100,000.00 and of building the proposed firehall at Main and Powell Streets in the order of \$450,000.00. These figures include the cost of site development work, Architects' fees, fire alarms, communications equipment, traffic control devices, and miscellaneous expenses. Firm estimates will be available when the preliminary designs are submitted for Council's approval.

The Supervisor of Property & Insurance reports:

The estimated market value of Site A is \$2.50 per sq. ft.

$$75,000 \text{ sq.ft.} @ \$2.50 = \$187,500.00$$

In regard to Site B, this property comprises 3 lots with a total area of 9,000 sq.ft. It is presently utilized by the Police Department for the storage of impounded vehicles. The estimated market value including blacktop and chain link fence is \$70,000.00

Standing Committee of Council
on Community Development 5

March 8th, 1973.

Clause 2, continued

Chief Constable J. R. Fisk (in his letter dated February 28, 1973 to the Fire Chief) states that on the basis of a cursory examination there would appear to be no reason why such an exchange could not be effected. This on the understanding that the final decision in the matter must be made by the Board of Police Commissioners.

Council May 4, 1971 approved the Fire Chief's recommendation that No. 2 Firehall be abandoned.

The estimated market value of No. 2 Firehall is as follows:

14,224 sq. ft. @ \$5.00 a sq. ft. = \$71,120.00

SUMMARY OF LAND COSTS TO FIRE DEPARTMENT

Site A	\$187,500.00
(Note the figure of 75,000 sq.ft is approximate)	
Site B	\$ 70,000.00
	<hr/>
	\$257,500.00
	<hr/>

The Acting Director of Planning & Civic Development and the Director of Social Planning & Community Development jointly report:

Generally both sites are more than satisfactory with minimal disruption of residential and community facilities. Raymur residents have expressed approval of the Prior and Heatley site.

The Park Board and City Council have approved in principle the development of a linear park in the Strathcona area, which includes a diagonal closing of the Heatley-Keefer intersection. Although Heatley will be a route to the waterfront for the new firehall, we feel that the problem is only design, so that general traffic is prohibited but fire equipment may pass. If the design of this intersection as part of the linear park is not practically possible, or if the cost is prohibitively high, our recommendation would be that the location of the firehall on Heatley & Prior must have priority.

Your Board submits the foregoing report of the Fire Chief for the consideration of Council."

Commissioner Ryan brought to the attention of the Committee the fact that Site A is approximately 75,000 square feet while the former site was 50,000 square feet and that Sites A and B will cost approximately one half million dollars more than the former site.

In speaking to the Report, the Fire Chief advised that approximately 75,000 square feet are needed in that this property is on a steep grade and more space is, therefore, required in

Standing Committee of Council
on Community Development 6

March 8th, 1973.

Clause 2 continued

order to manoeuvre the fire trucks. Also a level area is required for training purposes. The Fire Chief advised that S.P.O.T.A. has been kept informed of the proposed new sites and no concern has been expressed.

The Fire Chief was requested to bring preliminary sketch drawings back to the Committee when they have been prepared.

After due consideration it was

RECOMMENDED (a) that Site A, being the Headquarters site on the south side of Prior Street, between Heatley and Hawks Avenues and Site B being No. 8 Firehall on the northwest corner of Main and Powell Streets be acquired.

(b) that as Eng and Wright are the architects for the Headquarters site they also be retained for Firehall No. 8.

3. Britannia Property Acquisition

The Standing Committee of Council on Community Development under date of 8th February, 1973 submitted the following recommendations to Council in Clause 3 of the report:

"Recommends that a list of tenants be provided to this Committee for immediate discussion, such list to be in terms of the financial situation of the tenants for further discussion on the matter of providing suitable alternate accommodation and financial assistance to such tenants, and

Further recommends that Council instruct the appropriate departments that Council deemed that adequate notices to tenants, in writing, be delivered when vacant possession by the City is required."

When dealing with this Clause on 20th February 1973, Council passed the following motion:

"That this clause of the report of the Standing Committee on Community Development be referred back to the Standing Committee for further consideration with the Committee being asked to particularly examine the five tenant cases involved."

With respect to the foregoing resolution, Commissioner Ryan advised that it is five properties that are being expropriated not five tenant cases.

The Deputy Director of Property and Insurance advised what steps are taken by the Properties Department to assist persons requiring relocation when property has been acquired by the City. He stated that owners are advised of accommodation that is available and, when necessary, they are taken by a member of

Standing Committee of Council
on Community Development 7

March 8th, 1973.

Clause 3 continued

the Properties' staff to view alternate accommodation. Also, when need exists, the moving costs are paid by the Partnership. Mr. Jordan also stated that they follow the policy laid down in the Board of Administration Report dated 3rd May, 1971. He noted that his Department receive very few requests for assistance in relocating owners or tenants. He advised that tenants would not be notified of having to move until after the City has obtained Title to the property and then every effort is made to permit them to stay until such time as suitable accommodation is obtained. He explained that the City makes adjustments for any overlap of rental on the City property.

Representatives of the Grandview-Woodland Area Council appeared before the Committee. Mr. M. Clague, Community Worker for this Council, presented a specific case which was outlined in a communication from the Grandview-Woodland Information Centre under date of 22nd February, 1973.

Members of the Committee were of the opinion that the Area Council should explain more fully services that are offered by the City in respect of relocation.

Alderman Mazari drew to the Committee's attention the following paragraph contained in a Board of Administration Report dated 3rd May, 1971:

"The extent of assistance re the foregoing should be established prior to commencement of any relocation activity. The task will be to locate, and to offer to each occupant requesting assistance, an alternate unit substantially the equivalent of the occupants' existing accommodation as to quality, size, rent etc. A special Committee or Team, consisting of representatives from the partnership (and possibly one from the residents' group) could be established to adjudge whether the alternate accommodation being offered is an adequate and realistic replacement. If the tenant refuses the alternative, the partnership's responsibility should be considered complete and the tenant would then be obliged to find his or her own alternative unit."

After considerable discussion it was

'RECOMMENDED that it be the City's policy on moving costs, hook-up of either hydro or telephone and rental overlaps where the city takes title to the property, and where need is shown, that these costs be the responsibility of the Partnership and that we immediately contact the Partnership pointing out that as the rental differentials at the present time are probably 50% greater, we request them, where need is shown, to underwrite one year's difference in similar accommodation for those tenants and that be a policy basis for all expropriation in the City of Vancouver under the Partnership.'

Standing Committee of Council
on Community Development 8

March 8th, 1973.

4. Liquor Licence - Oompapa Restaurant/Cabaret

Mr. Ephraim appeared before the Committee requesting endorsement for a Restaurant/Cabaret Liquor Licence for the Oompapa Restaurant which will be located at the C.N.R.Terminus, at the foot of Main Street.

As there are no residents in the immediate vicinity, your Committee

RECOMMENDS that no objection for the restaurant/cabaret Liquor Licence for the Oompapa Restaurant be recorded with the Liquor Control Board in respect to this particular application.

5. Illegal Suite Policy

In a report of the Board of Administration dated November 24th, 1972 respecting the proposed extension of removal dates for Illegal Suites, the Director of Planning and Civic Development and the City Building Inspector recommended that:

"(1) The December 31, 1972 expiry dates for development permits for illegal suites in (RS-1) areas be renewed upon application for a new development permit to December 31, 1974.

(2) The expiry dates for development permits in 'other than (RS-1) Districts' be renewed upon application for a development permit to December 31, 1974, where a satisfactory standard of accommodation is provided with respect to such items as ceiling height, plumbing, and general suitability."

When dealing with this report on November 28th, 1972, Council passed the following motion:

"THAT the date proposed as December 31, 1974, in parts (1) and (2) of the recommendations, be changed to read June 30, 1973;

FURTHER THAT in the interim, a committee of Council be appointed to review the illegal suite policy in respect to different areas of the City;

ALSO, a copy of this clause and the action of Council thereon be furnished to organizations who have expressed an interest in the matter, with the advice they may appear before Council at the appropriate time, if they so wish."

.../cont.

Standing Committee of Council
on Community Development 9
March 8th, 1973.

Clause 5 continued

The Special Committee was not appointed prior to the end of 1972 and on 16th January 1973, the new Council referred this matter to the Standing Committee on Community Development. Letters were sent to various organizations and to a firm of solicitors inviting them to appear before Council if they so wished on the subject matter. However, the only reply received was from the firm of Morin, Beadle and Company, solicitors who advised that they wished to wait to see what position the new Council would take with respect to the Illegal Suites question.

With respect to the first part of the motion quoted above the City Building Inspector submitted a memorandum dated March 2nd, 1973 wherein he advised that no new development permits are being issued for the 6-month period from January 1st to June 30th 1973, in anticipation of a decision being made by Council prior to June 30th 1973. The City Building Inspector spoke briefly to his memorandum and it was

RECOMMENDED that the following recommendations of the Director of Planning and Civic Development and the City Building Inspector contained in the Board of Administration Report dated November 24th, 1972 be approved:

"(1) The December 31, 1972 expiry dates for development permits for illegal suites in (RS-1) areas be renewed upon application for a new development permit to December 31, 1974.

(2) The expiry dates for development permits in 'other than (RS-1) Districts' be renewed upon application for a development permit to December 31, 1974, where a satisfactory standard of accommodation is provided with respect to such items as ceiling height, plumbing, and general suitability."

The meeting adjourned at approximately 5.30 p.m.

E

JOINT REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON CIVIC AND COMMUNITY DEVELOPMENT

March 15, 1973

A joint meeting of the Standing Committees of Council on Civic and Community Development was held at approximately 3:30 p.m. on Thursday, March 15, 1973, in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Harcourt, Marzari,
Massey, Pendakur, Rankin and
Volrich

CLERK: M. James

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. West End Local Area Planning Programme

The Chairman opened the meeting by requesting an oral report from the representative of the Engineering Department - Traffic and Transportation Division on the public meeting held re the amendments to traffic flow patterns in the area of the West End, west of Denman Street.

The meeting was held at King George Secondary School on Wednesday, March 14, 1973, and approximately 100 people attended. Of the 100 persons present, ten asked searching questions and one person, who was not a resident of the West End, spoke against the proposal. Ninety percent (90%) of the people at the meeting were in support of the proposed plan.

The method of distribution of the printed information via a 'slip in' in the West Ender was explained to the Committee. The Department will be reporting to Council on May 1, 1973, on experience and results.

The Committee had before it for consideration, a report dated March 16, 1973, from the Board of Administration entitled 'West End Local Area Planning Programme - Office Rental'. It also had before it a memorandum signed jointly by the Director of Social Planning and the Director of Planning and Civic Development dated March 15, 1973.

The report of the Board of Administration detailed costs and start up of expenses for the utilization of lease space at 836 Denman Street and made comments about the space at 842 Denman Street and 1165 Davie Street. The Board of Administration submitted five (5) recommendations in their report which proposed the use of 836 Denman Street with some additional equipment.

The memorandum of the Directors of Social Planning and Planning and Civic Development pointed out that the Departments did not concur with the recommendations of the Board of Administration and detailed their objections under four headings in their memorandum. The memorandum ended with five (5) recommendations.

The Committee discussed the matter in detail and at length with the representatives of the three departments: Engineering, Planning and Civic Development and Social Planning and with the Board of Administration. The Director of Social Planning orally reviewed the history of the development of the site office and stressed that the Committee should first be dealing with the planning process proposals rather than the site office.

cont'd....

Clause No. 1 continued

The Committee, after consideration of the above information,

RECOMMENDS

- (a) that the oral report of the Engineering Department - Traffic and Transportation Division be received
- (b) that
 - (i) the Supervisor of Property & Insurance be authorized to negotiate with the owner of 836 Denman Street for a period not exceeding 21½ months, terminating December 31, 1974, and that the agreement be to the satisfaction of Corporation Counsel
 - (ii) the Purchasing Agent be authorized to purchase 7 portable screens (which may be returned to Stores and used elsewhere on termination of the project) at a cost of approximately \$1,100
 - (iii) as the Fire Chief states that public meetings cannot be held at this location without changes to the exits, arrangements be made for the use of the meeting room being provided at 1655 Robson Street. Larger meetings be arranged in other meeting halls for which purpose a sum has been included in the programme budget for 1973
 - (iv) the necessary funds estimated to amount to \$9,056 for 1973, be added to the budget of the Social Planning Department and authorization be granted for expenditure of any necessary funds prior to approval of the budget
 - (v) consideration of the use of 842 Denman Street be deferred pending experience gained with the use of 836 Denman Street: the Departments to report back
 - (vi) an amount of \$800 be added to the budget for contingency.

The meeting adjourned at approximately 4:15 p.m.

F

PART REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

MARCH 15, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday afternoon, March 15, 1973.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

CLERK TO
THE COMMITTEE: R. Henry

1. Administrative Assistant for the Board of Administration and Class Specification

Your Committee considered the matter of appropriate Class Specification and Pay Grade for the position of Administrative Assistant to the Board of Administration and in that regard, received the following report from Commissioner Ryan:

"As directed at your Committee meeting of March 1, attached is a Class Specification for an Administrative Assistant which has been prepared in consultation with the Personnel Services Department.

Your Committee had suggested that the pay grade be in a range between Pay Grade 30 and Pay Grade 35. The Personnel Services Director has recommended Pay Grade 31.

I RECOMMEND that the Class Specification be approved and that the position be filled within the limits of Pay Grade 30 (\$1,185 - \$1,418) and Pay Grade 35 (\$1,479 - \$1,752) depending on the qualifications of the successful applicant."

The Council should first consider the principle of appointment of an Assistant to the Board of Administration as per the attached Clause 2 (b) of this Standing Committee's report of March 1, 1973 which is appended to this report for information.

If the Council approves of such an appointment, your Standing Committee RECOMMENDS the foregoing report of Commissioner Ryan be approved in respect of the Class Specification and appropriate Pay Grade, to be made effective if and when the Council determines the 'Assistant' matter.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

H

MARCH 15, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #2 Committee Room, City Hall on Thursday, March 15, 1973 at approximately 9.30 a.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

CLERK: M. Kinsella

RECOMMENDATION1. Travelling Youth Program - 1973

The Committee agreed to consider the following special report from the Director of Welfare and Rehabilitation and the Director of Social Planning on the 1973 Travelling Youth Program:

The Director of Welfare and Rehabilitation and the Director of Social Planning report as follows:

"For the summers of 1971 and 1972 assistance with board and lodging has been provided to travelling youth in need in the following manner:

- 1) The Welfare and Rehabilitation Department established and operated a Youth Referral Centre with temporary City employees. The Metropolitan Council of the United Church also had two or three staff in the Youth Referral Centre to direct Travelling Youth to Home Placement situations.

Travelling youth in need came to the Youth Referral Centre and completed an application for welfare assistance. If they were found eligible they were directed to either a hostel or home placement, and the Welfare Department paid the cost of board and lodging for a maximum of four days.

The cost of providing board and lodging to travelling youth was cost shared on the same basis as regular social assistance (i.e. 50% Federal Government, 35% Provincial Government, 15% all Municipalities).

- 2) The Welfare and Rehabilitation Department funded a telephone answering service operated by the Vancouver Crisis Centre to cover the hours that the Youth Referral Centre was closed. The Crisis Centre directed travelling youth to the various hostels.

In the summer of 1971 the Welfare and Rehabilitation Department provided four-day assistance to over 21,000 persons. In 1972 the number dropped to approximately 17,000. In 1971 approximately 400 persons required assistance beyond four days. In 1972 less than 300 required assistance beyond four days.

City, Provincial and Federal officials have been concerned about the close association between the social assistance program and the temporary need for assistance on the part of travelling youth. Under the present system a travelling youth in need is required to establish eligibility for social assistance. Officials of the City, Provincial and Federal Governments have been looking for a way which would permit travelling youth to pay all or a portion of the costs for board and lodging and, where they are unable to pay anything, to somehow circumvent the requirement to become a welfare recipient.

.../cont.

Standing Committee of Council
on Social Services2

Clause 1 continued

Accordingly, a proposal has been developed whereby the three levels of Government could, for the first time, participate in the operation of a summer travelling youth accommodation and lodging system. The plan contains the following proposals:

1. That a three-member board, representing each level of Government, be established for the purpose of administering all aspects of the accommodation and lodging needs of travelling youth. The three-member board would include a representative from the Department of Rehabilitation and Social Improvement, a representative from the City of Vancouver Social Planning Department and a representative from the Federal Government.

Mr. Hugh Wade, who is the Federal Government's representative in this area pertaining to Summer Travelling Youth Programs, would likely be one of the three members.

2. That the City of Vancouver Welfare and Rehabilitation Department hire a Hostel Coordinator for a temporary period of eight months and second the Hostel Coordinator to the Department of Social Planning.

The Coordinator would be responsible to the three-man board referred to in No. 1 above. The salary costs of the Hostel Coordinator would be cost shared 50% Federal, 25% Provincial and 25% City.

3. That a Youth Referral Centre, operated by a private agency or group, be established and funded by the Provincial Government. The Youth Referral Centre will be responsible for providing information to youth, and referral to available hostel or home placement beds.
4. That the Federal Hostels Program fund the operating costs of all hostels and home placements; based on \$90.00 per week per staff, utility bills, insurance costs, minimal rental charges and cleaning materials.
5. That the user fee of .50¢ for accommodation and .50¢ for meals be charged, and that this money be applied to offset hostel operating costs.
6. That deficits incurred by hostels or home placement situations be covered by the Department of Rehabilitation and Social Improvement. In other words, the Provincial Government has indicated that they are prepared to guarantee the operating costs of hostels rather than paying a specific per diem rate.

Over 60% of the young people using hostels across Canada last summer paid a user fee. Youth who could not pay would not be refused bed and meals but would be asked to do some compensating work in the hostels.

As far as the City of Vancouver is concerned, the most significant factor in this proposal is that the only cost to the City of Vancouver will be 25% of the salary costs of a temporary Hostel Coordinator.

.../cont.

Standing Committee of Council
on Social Services 3.

Clause 1 continued

ESTIMATE OF COSTS

Hostel Coordinator (Social Worker I, Pay Grade 19), 8 mos. @ \$720.	\$5,760.
Fringe Benefits @ 10%	576.
Auto Allowance	<u>500.</u>
 Total Cost	\$6,836.
LESS 50% C. A. P.	3,418.
LESS 25% Province	<u>1,709.</u>
 Net Cost to City	<u>\$1,709.</u>

AVAILABILITY OF FUNDS

The Comptroller of Accounts advises that additional costs, if approved, will need to be included in the 1973 Departmental Budget.

COST SHARING WITH THE PROVINCE

The Director of Welfare and Rehabilitation has discussed salary cost sharing with senior Provincial officials. They have given verbal approval, and written confirmation is forthcoming.

RECOMMENDATIONS

THAT City Council authorize the hiring of one temporary Hostel Coordinator for a period of eight months, commencing April 1, 1973 and terminating November 30, 1973.

THAT City Council authorize an expenditure of \$1,709.00, to be provided in accordance with the recommendation of the Comptroller of Accounts."

The Director of Welfare and Rehabilitation spoke to this report. He advised that the Metropolitan Council of Churches has indicated willingness to operate a home placement program similar to that offered by them last year which was very successful. Mr. Boyd stated there is a degree of urgency to this report to enable the Hostel Coordinator to be hired by April 1, 1973 in order that sufficient accommodation may be generated for the summer months.

Following further discussion, it was

RECOMMENDED that the above report and recommendations of the Director of Welfare and Rehabilitation and the Director of Social Planning be approved subject to consideration of the report by the Board of Administration prior to submission to Council on Tuesday, March 20.

SEE REPORT H(i)

.../cont.

Standing Committee of Council
on Social Services 4.

March 15, 1973

2. Social Planning Department - POSER and RESER Budget Appropriations

The Chairman submitted the following report for consideration by the committee:

"The Social Planning Department has two approved budget appropriations, designated (a) Purchase of Outside Services and (b) Social Research. The first, Purchase of Outside Services, was established in 1968 to achieve the following purposes:

"To fund new, innovative and experimental programs, which, if demonstrated to be successful, will be built into established agencies and funded by them. If they prove ineffective, they will be discontinued."

In 1972, Council approved an appropriation of \$40,500.00 for the Poser Account and \$15,000 for the Research Account.

Most of the money spent under these two budget appropriations is 50% cost shareable under the Canada Assistance Plan.

The Director of Social Planning now requires approval of City Council prior to spending funds from both these budget appropriations. Although Council approval has never been refused to requests of the Director of Social Planning, this procedure is slow and cumbersome and imposes an unusual and unnecessary constraint upon the Social Planning Department, in view of its small budget and staff and the special nature of its responsibilities. The present terms of reference governing the use of these funds can be widened to allow the Social Planning Department to carry out additional tasks assigned by Council and/or its various Committees.

RECOMMENDATION

The Chairman of the Social Services Committee recommends that the Director of Social Planning be authorized to spend, at his own discretion, funds approved in his Departmental budget for Purchase of Outside Services and Social Research, subject to the condition that he submit Information Reports twice yearly to Council, in June and December, on expenditures incurred."

The meeting agreed that the requested administrative change would result in more efficient administration of these appropriations and it was

RECOMMENDED that the above report of Alderman Rankin, Chairman of the Standing Committee on Social Services re POSER and RESER Budget Appropriations be approved.

SEE REPORT H(ii)

The meeting adjourned at approximately 11.15 a.m.